Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1053

Karen Johnson Davidson County
Batch# 239605 **DEEDWARR**
06/06/2019 09:08:51 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20190606-0054078

A C HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of June, 2019

Notary Public

Commission Expires: 5-2-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adam Kerr and Andrea Miller 1525 Preston Drive Nashville, TN 37206	Movement Mtg, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	part of 072-16-0-180.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jackson Valley Land Partners, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM KERR, AN UNMARRIED MAN AND ANDREA MILLER, AN UNMARRIED WOMAN, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Preston Drive Cottages A TownHouse Planned Unit Development, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Preston Drive Cottages A TownHouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180924-0094637, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Michael G. Miller by Warranty deed from Arland L. Stack and wife, Glenda M. Stack of record in Instrument No. 20030603-0075098 Register's Office for Davidson County, Tennessee, dated May 28, 2003 and recorded on June 03, 2003.
Being the same property conveyed to Michael G. Miller and Rachel Miller, husband and wife by Quitclaim deed from Michael G. Miller, married of record in Instrument No. 20110131-0008572 Register's Office for Davidson County, Tennessee, dated January 26, 2011 and recorded on January 31, 2011.
Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC by Warranty deed from Michael G. Miller and Rachel Miller, husdand and wife of record in Instrument No. 20180910-0089556 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 10, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1525 Preston Drive, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of June, 2019.

Jackson Valley Land Partners, LLC

By: Douglas Schenkel, Managing Member/Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Douglas Schenkel, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Managing Member/Sole Member of Jackson Valley Land Partners, LLC, and that he as such Managing Member/Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of June, 2019.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

